



**COMMUNITY DEVELOPMENT DEPARTMENT  
HOUSING DIVISION**

**DATE:** March 23, 2012  
**TO:** Housing and Human Services Commission  
**FROM:** Suzanne Isé, Housing Officer  
**RE:** **FY 2012-13 CDBG/HOME Capital Project Proposals and Evaluations**

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In January 2012, the City released a Request for Proposals (RFP) for affordable housing and/or capital project proposals to be funded with HOME and CDBG funds in FY 2012-13. The RFP and scoring was conducted by a panel of two housing staff members and one non-housing staff member.

The City received two proposals in response to the RFP:

**Non-Profit:** MidPen Housing Corporation  
**Funding Request:** \$1,500,000 (HOME)  
**Project:** Capital improvements to Garland Plaza, a 20-unit property located at 662 Garland Avenue that will provide affordable housing for low-income households.

**Non-Profit:** Sunnyvale Community Services  
**Funding Request:** \$220,000 (CDBG)  
**Project:** Implement a Sunnyvale Workforce Development Program with Downtown Streets Team (DST) that will provide job readiness training, job skills training, and job placement for low-income individuals who are homeless, recently homeless, or at risk of homelessness in Sunnyvale.

Recommended Action:

1. MidPen Housing  
Average score: 93 out of 100

The staff recommendation is to fund the rehabilitation loan of up to a maximum of \$1.5 million. MidPen's extensive experience in the

development, management, and rehabilitation of affordable housing projects will address the affordable housing goals to support affordable rental housing for lower-income households described in the City's Consolidated Plan. MidPen's project budget provides for a 74% match ratio, exceeding the required 25%. MidPen's proposed project budget is \$8.6 million. The City's share would be \$1.5 million, approximately 17% of the total project cost at a cost of approximately \$79,000 per unit. Unit cost meets the maximum per unit subsidy limits established by HUD.

2. Sunnyvale Community Services/Downtown Street Teams  
Average score: 88 out of 100

The staff recommendation is to fund the Sunnyvale Workforce Development Program for its request at \$220,000. The original project budget has been slightly modified. Overall, staff scored the agency's application consistently and the match ratio met the minimum requirement. This program would address the Consolidated Plan objective to help people who are currently homeless or at imminent risk of homelessness to obtain employment or other sources of income and adequate support services/networks to achieve stability. Given that this is a pilot program, staffs' confidence in both agencies' organizational capacity and experience; and community need, supports the funding request that would assist 50 individuals.